

From: [Bob Taunton](#)
To: [Jenah Thornborrow](#)
Cc: [JoAnn Butler](#)
Subject: Draft Comprehensive Plan Update Comments
Date: Monday, April 15, 2019 11:23:34 AM
Attachments: [Revision Chart - GC Comp Plan Draft 4-15-19.pdf](#)

Good morning Jenah,

Glass Creek, LLC, the owner of the Plantation Country Club property, would like to offer comments on the Draft Comprehensive Plan Update for consideration by the Design Review Committee. The version of the draft plan that we reviewed is CPAFY2018-7 Comprehensive Plan with work session redline.

Glass Creek supports the redline changes to the draft. However, I have attached a Revision Chart that includes additional comments and requested revisions. The chart outlines our explanation for both. Our primary request is the designation of the Plantation Country Club property as a Future Planning Area, excluding the portion of the property generally within the Plantation Subdivisions that would remain Residential Low Density.

Please contact me if you have any questions.

Thank you,
Bob

--

Bob Taunton, President
Taunton Group, LLC
208-401-5505
bobtaunton@tautongroup.com

Total Control Panel

[Login](#)

To: jthorn@gardencityidaho.org [Remove](#) this sender from my allow list

From:
bobtaunton@tautongroup.com

You received this message because the sender is on your allow list.

Comments & Revisions: Garden City Comp Plan Draft – 4-15-19

Page	Objective/Action Step/Section	Comment & Revision	Explanation
4	Plan Organization	Add a more obvious key to explain the text font and shading	Avoid confusion for reader
12	3.2.1	Conduct an inventory of public and private property in locations that can become centers of neighborhood activity. These areas may be undeveloped or vacant property, parks, street ends, or plazas. Seek out, Explore the purchase of and secure easements for use of these areas as neighborhood gathering places.	Revised language suggests a more cooperative approach by the City in working with landowners to obtain easements.
15	5.3.1	Objective: Restore and naturalize water systems, including canals, drains, river channels and creeks. <u>Allow relocation of canals and drains where appropriate</u>	Ensures the objective does not preclude relocating the existing canals or drains
17	5.7	Objective: Maintain and protect the greenbelt. Define “Greenbelt”	Avoids confusion Is the Greenbelt all of he natural river corridor area or is it the portion of the corridor with the pathway?
26	10.3.1	Develop master plans for the areas shown on the Land Use Map as “Future Planning Areas”. These designated areas are: west of the city within the Area of City Impact; the area around the Idaho Expo Center, including the Idaho Department of Transportation (ITD) District 3 Headquarters;	Changes will occur on Plantation Country Club property from local government action, i.e., the ACHD State Street and Pierce Park Ln. intersection project. The resulting reconfiguration of the golf course and the Activity Node at State Street and Pierce Park requires a holistic master planning of the property The Plantation Country Cub property is a unique 121-acre

		Plantation Country Club property ; and the Ada County Highway District operations and maintenance property.	property connecting the Boise River to State Street
34	Green Boulevard Corridor	Add action step: <u>Explore the creation of an ordinance to implement the Green Boulevard Corridor as designated on the Land Use Map</u>	Green Boulevard Corridor standards are not codified
33-34	Future Planning Area	Future Planning Areas have been identified for large parcels of vacant or under-developed land including the area west of the city within the Area of City Impact; the area around the Idaho Expo Center, including the Idaho Department of Transportation (ITD) District 3 Headquarters; <u>Plantation Country Club property</u> , and the Ada County Highway District (ACHD) operations and maintenance property surrounding at 37th and Adams.	The Plantation Country Club property fits the description See 10.3.1 above for additional explanation
35	Existing and Proposed Green Space and/or Parks	Areas that are devoted to green spaces including golf courses , open spaces and park uses, or are proposed for green spaces are shown on the Land Use Map. Green spaces contribute to the health and well-being of the community. and should be preserved.	Delete “golf courses” The sentence is meant to be general but as there is only one golf course it refers specifically to Plantation Country Club, which is not a park or public open space, but is private property used exclusively by private members. The language “should be preserved” is inappropriate and should be deleted. The action has potentially serious implications on private property rights. There is also no criteria to support such an action.

44	Action Steps Work Program Chart	4.1.8 Adopt an open space zone <u>Explore whether the Development Code should be amended to include an Open Space zoning district</u>	To be consistent with language 4.1.8 on page 14
44	Action Steps Work Program Chart	4.3.3 Implement the Green Boulevard Corridor as designated on the Land Use Map. <u>Explore the creation of an ordinance to implement the Green Boulevard Corridor as designated on the Land Use Map</u>	The Green Boulevard Corridor standards are not codified
58	Future Development	“At the time of the writing of this update, the 101-acre Plantation Golf Course property has a new owner and future development plans, if any, have not yet been determined.” <u>The 121-acre Plantation Country Club property has new ownership as of December 2018. After assessing the impact of the programmed ACHD State Street and Pierce Park intersection project, the new Owners are currently investigating reconfiguration of the 18-hole golf course in conjunction with the Activity Node at State Street and Pierce Park Ln. that is consistent with the State Street Corridor Plan</u>	Revised language corrects and updates the narrative
	Future Land Use Map	Revise the land use designation for the Plantation Country Club Property from Residential	To be consistent with the text revision above

		Low Density to Future Planning Area, excluding property generally within the Plantation Subdivisions	
--	--	---	--

From: [planning](#)
To: [Jenah Thornborrow](#)
Subject: FW: Save Plantation Coalition Support for Comp Plan Designation of Future Park/open space
Date: Monday, April 15, 2019 9:35:30 AM
Attachments: [04.11.19 Coalition Letter to Garden City Supporting Open Space Designation.pdf](#)

From: Craig Quintana [mailto:contact@saveplantation.com]
Sent: Thursday, April 11, 2019 3:24 PM
To: John Evans; Pam Beaumont; Elfreda Higgins; William Mitchell; Jeff Souza; planning
Subject: Save Plantation Coalition Support for Comp Plan Designation of Future Park/open space

Mayor Evans, Council Members, Planning Commissioners and Committee Members,

Please see the Save Plantation Coalition's letter of support for the Garden City Comprehensive Plan changes submitted for your review, especially the designation of Plantation Golf Course as an open space area. As you know, the course is the city's last, large patch of green and we and many others believe it merits preservation and protection.

Thank you for your consideration.

Sincerely,

Craig Quintana
Coordinator, Save Plantation Coalition

Total Control Panel

[Login](#)

To: planning@gardencityidaho.org
From: contact@saveplantation.com

Message Score: 1
My Spam Blocking Level: High

High (60): **Pass**
Medium (75): **Pass**
Low (90): **Pass**

[Block](#) this sender
[Block](#) saveplantation.com

This message was delivered because the content filter score did not exceed your filter level.

April 11, 2019

Garden City Mayor John Evans
Garden City Council Members
Garden City Design Review Committee Members
Garden City Planning & Zoning Commissioners
Development Services Director Jenah Thornborrow

Dear Mayor Evans, City Council Members and Members of the Design Review Committee and Planning & Zoning Commission,

The Save Plantation Coalition heartily supports the recommended changes to the Garden City Comprehensive Plan before you, particularly the formal designation of Plantation Golf Course as “Future Park/open space.” The designation fixes an oversight in the 2006 plan, and would indicate the city’s desire to see protection of Garden City’s last, large piece of open space, even while allowing the possibility of limited development on the course – something new owner Will Gustafson has said he would pursue.

The open space designation would provide a tone-setting statement that Garden City wants Plantation to remain an island of open space, wildlife habitat and flood protection, while not hindering Mr. Gustafson’s property value or future plans. As you know, the underlying zoning of the property indicates what development is allowed, but Idaho law says the Comprehensive Plan must be taken into the consideration.

Since a rezoning of the property must occur with any large-scale development, Plantation’s status as an open space and historical gem for the city should be part of the consideration, something the designation ensures.

The Comprehensive Plan Working Group and the public strongly agree based on the documents submitted in your review packet for consideration. We urge you, too, to support this change.

Lastly, the effort of the Comprehensive Plan Working Group, Jenah Thornborrow and Diane Kushlan to update the document has been exemplary, and the coalition thanks the city for the robust and successful public process leading to this review.

Sincerely,

Craig Quintana
Coordinator, Save Plantation Coalition

From: [planning](#)
To: [Jenah Thornborrow](#)
Subject: FW: Rezoning Plantation
Date: Monday, April 15, 2019 10:38:45 AM

From: Lewis Williams [mailto:burma3134@gmail.com]
Sent: Monday, April 15, 2019 10:37 AM
To: John Evans; planning; Pam Beaumont; Elfreda Higgins; William Mitchell; Jeff Souza
Subject: Rezoning Plantation

Dear Officials of Garden City:

First, I would like to thank you for the magnificent job you have been doing running and improving our city. I know it takes a lot of your private time to do so and is greatly appreciated.

Please consider a solution favorable to keeping the Plantation Golf Course as green as possible. There has been a tremendous growth and that needs to be balanced with open and recreational considerations. What's more Plantation is indeed a historical treasure worthy of being saved.

Thanks for your support

Lewis R Williams
6047 W Plantation Lane

Total Control Panel

[Login](#)

To: planning@gardencityidaho.org	Message Score: 1	High (60): Pass
From: burma3134@gmail.com	My Spam Blocking Level: High	Medium (75): Pass
		Low (90): Pass

[Block](#) this sender
[Block](#) gmail.com

This message was delivered because the content filter score did not exceed your filter level.

From: [planning](#)
To: [Jenah Thornborrow](#)
Subject: FW: Garden City Needs Open Space
Date: Monday, April 15, 2019 9:35:25 AM

From: karen knudtsen [mailto:karenlynnfox@yahoo.com]
Sent: Thursday, April 11, 2019 6:31 PM
To: planning
Subject: Garden City Needs Open Space

Dear Planners,

Garden City needs to have green/open space designation. Perfectly suited for this is the historic Plantation Golf Course, a wonderfully beautiful, serene, wildlife open space area that should be preserved.

I believe maintaining this historical area as open space is very critical to the reputation of Garden City and the livability and quality of life here. Parks, green spaces and open spaces are very healthy. Trees clean the air. Wildlife and water and biodiversity are good for the entire ecosystem we live in. Open spaces allow people to walk and be in beauty. Open spaces in a beautiful setting like The Plantation fill people with harmony and gratefulness. We really need this in our society today. State Street is already way too stressful and polluted with vehicle exhaustion. Green space will help balance out the over development of Garden City and make it much more attractive.

Thank you,

Karen Knudtsen
3571 North Rock Creek Lane
Garden City, Idaho 83703

[Sent from Yahoo Mail on Android](#)

[Sent from Yahoo Mail on Android](#)

Total Control Panel

[Login](#)

To: planning@gardencityidaho.org Message Score: 50
From: karenlynnfox@yahoo.com My Spam Blocking Level: High

High (60): **Pass**
Medium (75): **Pass**
Low (90): **Pass**

[Block](#) this sender
[Block](#) yahoo.com

This message was delivered because the content filter score did not exceed your filter level.

From: [Jenah Thornborrow](#)
To: [building](#)
Subject: FW: Neighborhood Meeting Notice on Comprehensive Plan
Date: Tuesday, March 19, 2019 2:32:25 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Mary,

Could you please add Andrea Fogelman to the interested parties list for the Comp Plan? eafog@msn.com

Thank you,



Jenah E. Thornborrow, AICP

Director

Development Services, **Garden City**

p: (208) 472-2921

a: 6015 Glenwood, Garden City, ID 83714

w: www.gardencityidaho.org/ e: planning@gardencityidaho.org



From: planning
Sent: Tuesday, March 19, 2019 9:15 AM
To: Jenah Thornborrow
Subject: FW: Neighborhood Meeting Notice on Comprehensive Plan

From: Andrea Fogleman [<mailto:eafog@msn.com>]
Sent: Monday, March 18, 2019 3:04 PM
To: planning
Subject: Neighborhood Meeting Notice on Comprehensive Plan

Hello Jenah:

I don't know how tonight's meeting was published or announced but I just received notice of it today and I suspect the same for many of my neighbors. As much as I would like to, it is too short of notice for me to attend tonight; Will any other Neighborhood Workshops be held and on what date?

I have only just quickly reviewed the update material and a proposed zoning map was not included. Could you send me a copy of the zoning map please. I also have a couple questions below:

1. Did the Update Working Group include a representative from the Plantation Subdivision?
2. On Page 29 referring to Residential Low Density – the area is identified as being North and South of the river and WEST of Glenwood. There is no reference to EAST of Glenwood or the

Plantation Subdivision. Referring to Medium Residential Density – the area is identified as being North of Chinden and WEST of Glenwood; again there is no reference to EAST of Glenwood or the Plantation Subdivision. Does this mean that our neighborhood is included in the “Mixed Use Residential”, North of Adams Street? I believe we are currently zoned as Low Density; does the proposed Comprehensive Plan change that? If we ARE included in Mixed Use Residential, does it include high density condos, homes, apartments, etc?

Thank you.

Andrea Fogleman
6420 W. Plantation Lane
eafog@msn.com
208-853-1655

Sent from [Mail](#) for Windows 10

Total Control Panel

[Login](#)

To: planning@gardencityidaho.org
From: eafog@msn.com

Message Score: 1
My Spam Blocking Level: High

High (60): **Pass**
Medium (75): **Pass**
Low (90): **Pass**

[Block](#) this sender
[Block](#) msn.com

This message was delivered because the content filter score did not exceed your filter level.